

# **Eucalyptus Grove Homeowners Association**

## **Board of Directors Meeting**

### **January 14, 2010**

#### **Minutes**

(Subject to Board of Director's approval)

**Board President, Todd Matson**, called the meeting to order at 7:08 pm. The meeting was held in Room 6 at the Goleta Valley Community Center, 5679 Hollister Ave., Goleta, CA.

**Also in attendance** were:

Arthur Munoz,  
Craig Nicholson,  
Nathan Walter (Board Member Laura Foster, absent),  
James Nguyen (Bartlein and Company., Inc.), and Bill Bold (Scribe).

**Meeting Minutes:** The **December Board Meeting minutes** (12/03/09) were reviewed and **approved** as presented.

**Treasurer's Report:**

	<b>December '09</b>	<b>YTD</b>
Total Income	\$66,890.84	\$808,056.98
Operating Expenses	38,053.89	383,418.86
Reserve Expenditures	0	154,573.28
Total Expenditures	38,053.89	537,992.14
Transfer to Reserve	(28,836.95)	(331,595.84)
Transfer from Reserve	0	65,000.00
Total in Savings	\$875,644.96	
Total Assets	\$905,396.08	

James N. reported Operating Expenses are approximately 14% below budget. The **December** Treasurer's Report was unanimously **accepted** as presented.

### **Old Business**

The Board addressed:

- **Cable upgrade (Cox Com.):** discussed project status, recent communication with Cox; project has been delayed by Cox;
- **Entry gate system:** options for entry, pool and exercise room access; James N. to set up meeting with Consolidated for discussing options and bids;
- **Trash enclosure upgrade:** initial design bid at \$4000 - \$7000 per enclosure; bid details and design from Sea View Constr. to be verified; Phase II "double" enclosure to be modified to one trash dumpster and one recycling dumpster; signs to be posted on dumpster usage.

## New Business

Items addressed:

- **Statement of Information:** James N. distributed document to Board;
- **2010 BOD Election:** the Board **appointed** Al Beyerly (unit 208) as Inspector of Elections, with Cathy Leyva (unit 369) as alternate; **approved** sending secret ballots with SASE to all Homeowners for balloting return;
- **Handrail repair** (building 7634): discussed repair options;
- **Water leak on Hollister Ave.:** the Board discussed the restoration of the lawn area where GWD repaired a water line near Hollister Ave.; GWD re-seeded area following water line repair work.
- **Auto entry gate repair:** discussed bid for recent column and gate damage.
- **Enviroscaping proposal:** Association received proposal for landscape maintenance (James to email Cathy Leyva copy).

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 7:54.

The next Board meeting is scheduled for **Thursday, February 18, 2010, at 6:30PM.** Monthly Board meetings are held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, Scribe